OFFERING MEMORANDUM

FRAZER COURT CONDO SUITE

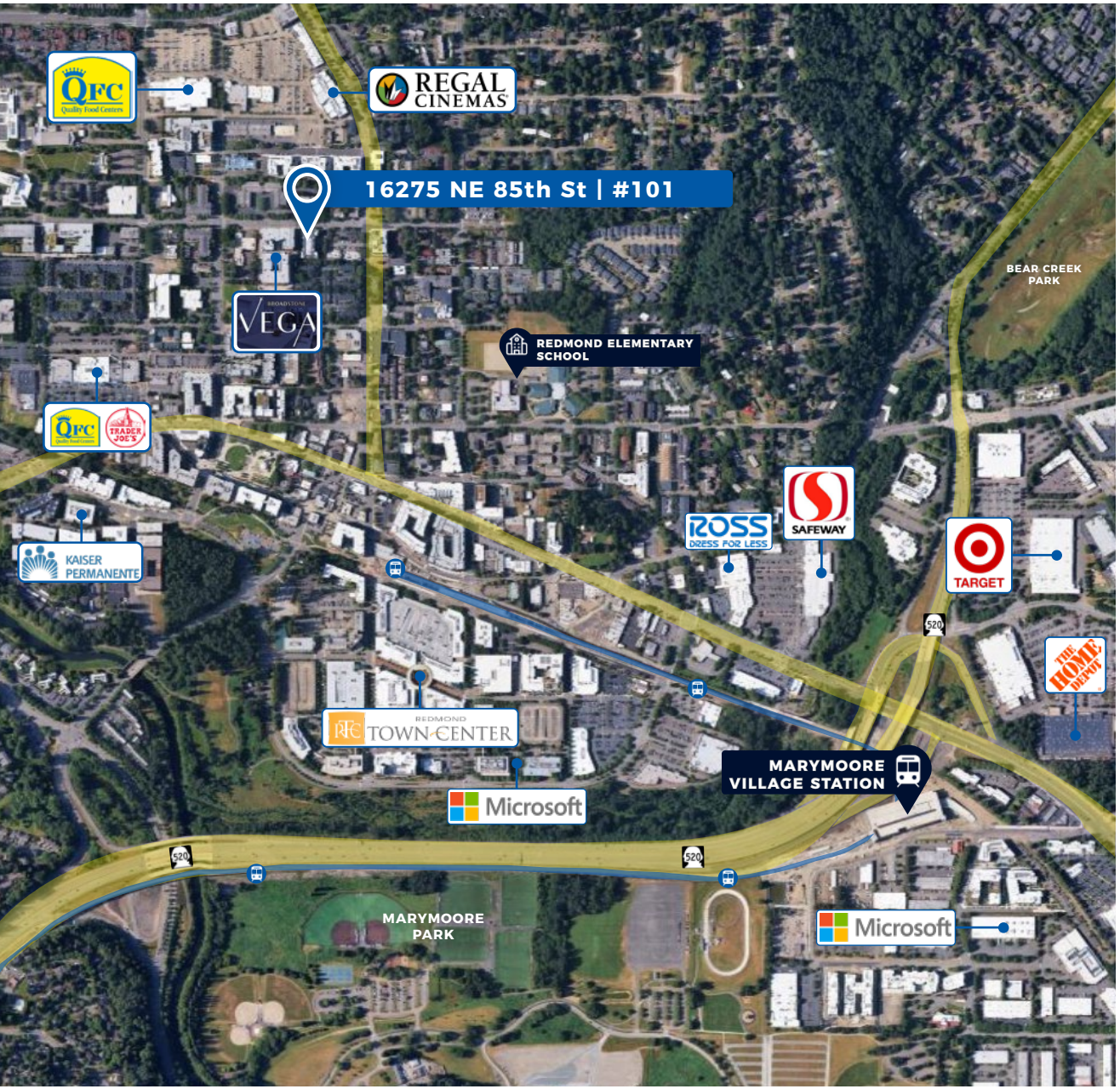
16275 NE 85TH ST #101

REDMOND, WA 98052



WESTLAKE ASSOCIATES

LOCATION & SURROUNDING AMENITIES



PRIME DOWNTOWN REDMOND LOCATION

- Immediate access to SR 520
- Redmond Town Center (shopping/ dining)
- Microsoft Campus (~3 miles SW)
- Amazon Redmond Office
- Sound Transit Light Rail Stations
- QFC, PCC, Fred Meyer, Whole Foods nearby
- Marymoor Park & Sammamish River Trail
- Walk Score: 92 (Walker's Paradise)

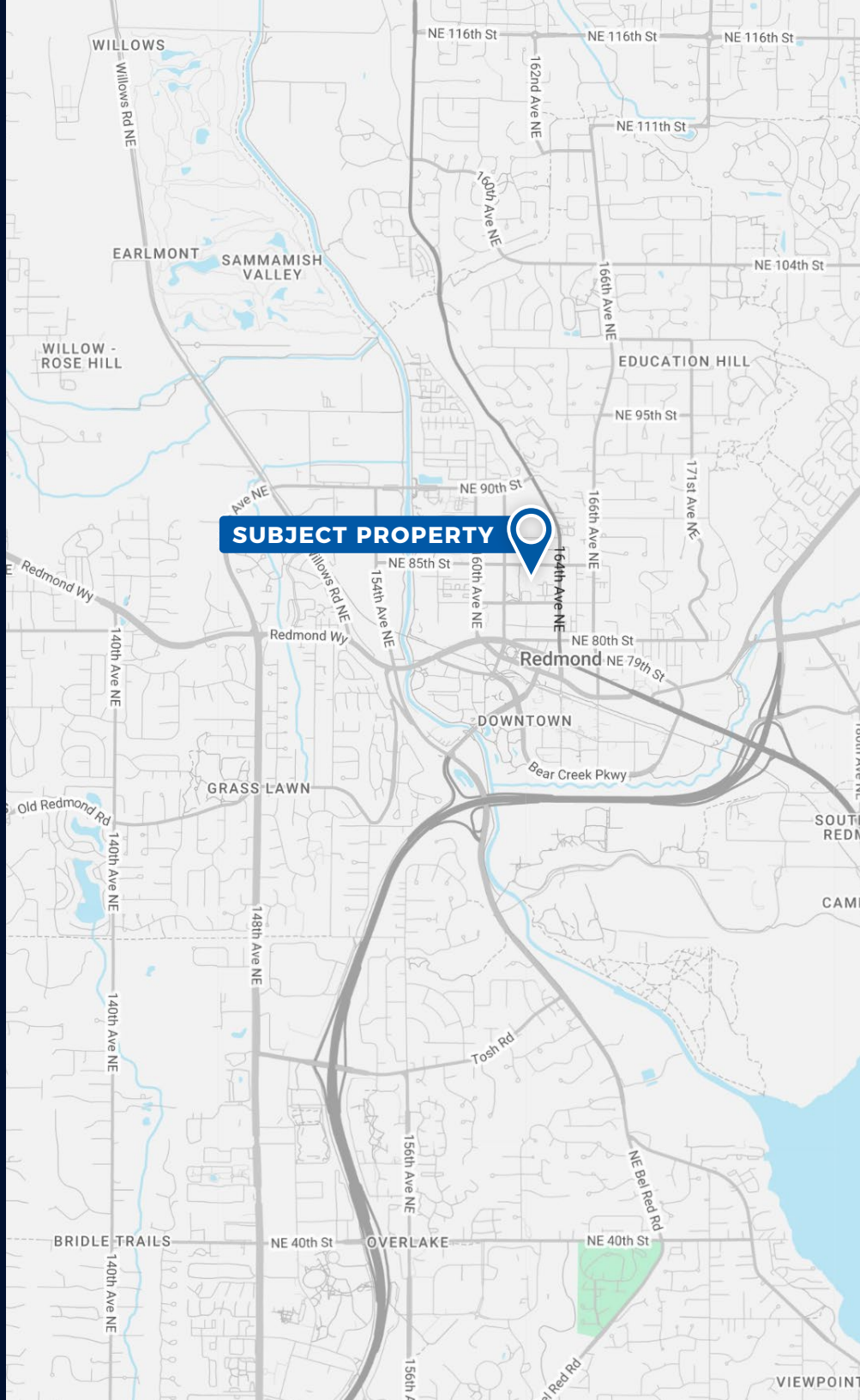
ASSET SUMMARY

FRAZER COURT CONDO SUITE

16275 NE 85TH ST #101
REDMOND, WA 98052

PRICE: **$495,000**

COUNTY	King
MARKET	Redmond
APN#	263920-0090
ZONING	TSQ (Town Square)
UNIT SIZE	690 SF
YEAR BUILT	2001
BUILDING	Frazer Court Condominium
OCCUPANCY	Vacant - Immediate Occupancy
PARKING	2 Exclusive Underground Parking Spaces



INVESTMENT HIGHLIGHTS

- Rare owner-user office condominium in downtown Redmond
- 690 SF usable / rentable area (King County records)
- Two exclusive underground parking spaces
- Ample visitor parking out front
- Built 2001 | Wood-frame construction
- Zoned TSQ (Town Square)
- Currently Vacant ready for Owner User
- Strong demographics: high income, growth, tech employment







PHOTOS | INTERIOR



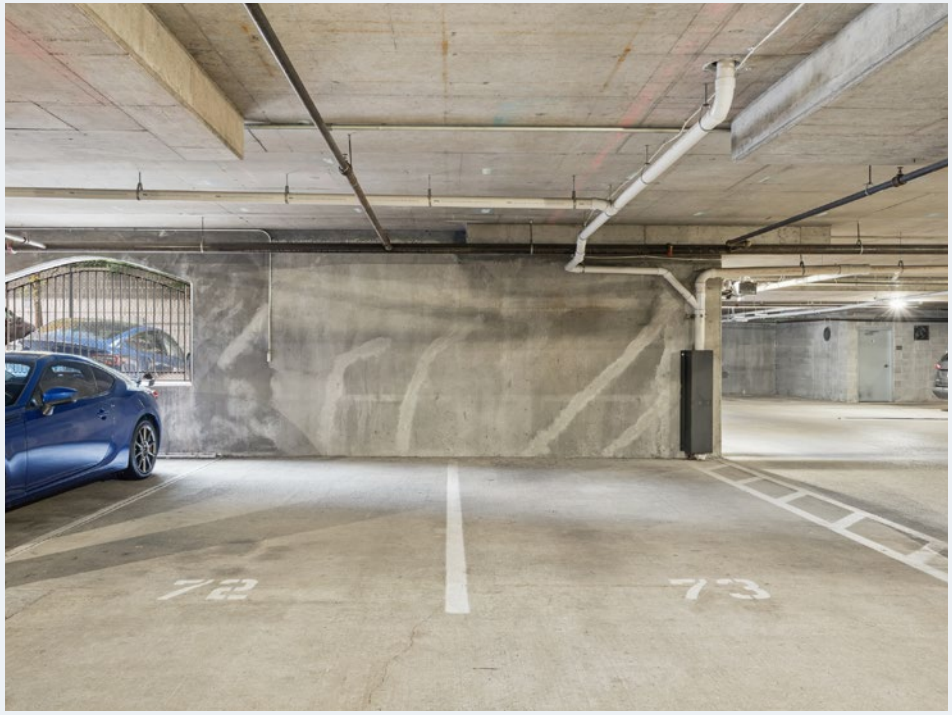






BUILDING & PARKING









MAJOR EMPLOYERS & ECONOMIC DRIVERS

MICROSOFT HEADQUARTERS

- 60,000 Employees in Washington
- $140,000+ Average Salary

AMAZON OFFICE

- 75,000 Employees in Greater Seattle
- 3 Million+ SF of Office Space in Bellevue

NINTENDO OF AMERICA

- Global Gaming Giant's U.S. Presence
- 40+ Years in Redmond

GROWTH IN THE AREA

- Growing tech presence along Willows Rd
- Strong local professional services demand
- High median household income (~$164k in 98052)

AMENITIES & ACCESS

SERVICES

- Redmond Town Center lifestyle center
- Multiple grocery options within 1 mile

TRANSPORTATION

- Sound Transit light rail (Downtown & Technology Stations)
- Direct SR 520 access to Bellevue & Seattle
- Parks, trails, and vibrant downtown dining



TECH-DRIVEN EASTSIDE STRENGTH

Redmond remains one of the strongest employment centers on the Eastside, anchored by Microsoft's headquarters and a growing presence of Amazon and other technology firms. The submarket benefits from a highly educated workforce, high household incomes, and continued population growth.

LIMITED OWNER-USER SUPPLY

Small professional office condominiums in downtown Redmond are scarce. Most available product is larger multi-tenant space or suburban campus buildings. This creates a strong advantage for owner-users seeking a controlled, dedicated suite with parking.



KEY MARKET ADVANTAGES



- Microsoft campus ~3 miles southwest; Amazon office in the immediate area
- Sound Transit light rail now serving Downtown Redmond and the Technology Station
- Walkable CBD with Redmond Town Center, dining, and daily amenities
- Direct SR 520 access to Bellevue CBD and Seattle
- High local incomes and professional employment support sustained demand for quality space

SITE AMENITIES & DEMOGRAPHICS

IDEAL FOR OWNER-USERS SEEKING A PRESTIGIOUS EASTSIDE ADDRESS WITH EXCEPTIONAL CONVENIENCE AND LONG-TERM VALUE.



SCHOOLS & SERVICES

- Microsoft Campus
- Redmond Elementary School
- Lake Washington School District
- Redmond Human Services
- Redmond City Hall
- Redmond High School
- Swedish Redmond Campus
- Redmond Technology Station
- Marymoor Park
- Redmond Senior Center

SHOPPING

- QFC
- Safeway
- Trader Joe's
- Target
- Costco
- Whole Foods Market
- Kohl's
- Ross Dress For Less
- Value Village
- World Market

FOOD & DRINK

- Village Square Cafe
- Amor-Eterno
- The British Pantry
- Royal Biryani House
- Jimmy John's
- Sages Restaurant
- JJ Mahoney's Irish Pub
- Woomadang
- Tropea Ristorante
- Panda Express
- Potbelly
- Noburu Ramen + Sushi
- Bandido Mexican Grill
- Starbucks
- Zeeks Pizza
- Garlic Crush
- Paris Baguette
- Ooba Tooba
- Prime Steak House
- Tipsy Cow

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	24,959	102,368	252,581
Growth 2025 - 2030 (est.)	1.1%	0.9%	0.9%
Median Age	35.5	37	38.4

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	11,639	40,763	101,003
Median HH Income	$139,778	$162,107	$160,020
Total Employees	17,095	58,711	143,090

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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+ LOOPNET NATIONAL LISTING SERVICES
+ COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
+ COMMERCIAL INVESTMENT REAL ESTATE (CREI)
+ WASHINGTON STATE REALTORS ASSOCIATION (WSMA)

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